

# Agenda

## Town of Seekonk, MA Planning Board

01/14/14  
7:00 PM  
Seekonk Town Hall  
BOS Meeting Room

### Type of meeting:

Planning Board Regular Meeting, Public Hearing

**Agenda topics** – More information on each item can be found on our website – [www.seekonk-ma.gov](http://www.seekonk-ma.gov) under Departments>Planning>Agenda Items

7:00 PM

### Public Hearing

Definitive Subdivision Amendment: Pine Hill Estates - Plat 24, Lots 73 & 394 - 524 Newman Ave      Applicant: Najas Realty, LLC

Definitive Subdivision: Jacob Hill Estates - Plat 17, Lot 79 – Off Jacob St and Taunton Ave – Deliberations and Decision      Applicant: Palmer River Development Co., LLC

Site Plan Review – 1058 & 1080 Fall River Ave      Applicant: The Seekonk Realty, FLF

Site Plan Review – 410 Newman Ave-Seekonk Library      Applicant: Library Board of Trustees

Form A: 214 Central Ave      Applicant: Steven & Linda Healey

Form A: 85 Davis St. & 15 Lindsey Ct.      Applicant: H. Charles Tapalian

Form A: 1160 Newman Ave      Applicant: Pawtucket Country Club

Correspondence:

Approval of Minutes: 12/10/13

Adjournment

***TOWN OF SEEKONK***  
***Planning Board***

**MEMORANDUM**

**To:** Planning Board

**From:** John P. Hansen, Jr., AICP, Town Planner

**Date:** December 16, 2013

**Re:** Pine Hill Estates Subdivision – Limit of Disturbance

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The applicant for the Pine Hill Estates Subdivision has petitioned the Planning Board to amend the previously approved Definitive Subdivision Plan for Pine Hill Estates by showing an increase in the limit of disturbance from 25% to 30%. They have received variance from the ZBA for this increase and now must receive an approval of this plan amendment from the Planning Board.

Due to the requests from several developers on Conservation Subdivision Design applications, the Planning Board has discussed allowing an increase of the limit of disturbance in the zoning bylaw. However, it has also been discussed that such an increase would not be allowed in the Aquifer Protection District.



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

**REMAND DECISION ON  
DEFINITIVE PLAN AND SPECIAL PERMIT**

Applicant: Palmer River Development, LLC  
Project: Jacob Hill Estates  
Property: Plat 17, Lot(s) 79  
0 Taunton Ave  
Date: January 14, 2014

On December 10, 2013, the Planning Board opened, held and closed a public hearing regarding a modified application by Palmer River Development, LLC for a Conservation Subdivision under Seekonk Zoning By-law §25 and the Planning Board's Subdivision Rules and Regulations and the December 3, 2013 Order of Remand issued by the Land Court (Foster, J.) in litigation known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF.

The modified application is shown on a plan entitled "Jacob Hill Estates," dated November 8, 2013, consisting of 14 sheets and as prepared by Thompson Farland (the "Modified Subdivision Plan").

The Planning Board deliberated on January 14, 2014 toward the following decision regarding the Modified Subdivision Plan which shall and does supersede the earlier decision that is the subject of the aforesaid litigation:

**Members:** The following members were in attendance at the December 10, 2013 public hearing and deliberated on January 14, 2014 toward this decision:

Neal Abelson  
Ron Bennett  
Michael Bourque  
Sandy Foulkes  
David Viera

The following members were not present on December 10, 2013 but certified in writing that they have examined all evidence received at the missed session, which evidence included an audio of the missed session (Mullin Rule adopted at Annual Spring Town Meeting 2009):

Phoebe Lee Dunn  
Russ Horsman

**Findings of Fact:****A majority of the Planning Board approved the following findings of fact:**

- The entire record of the first proceeding before the Planning Board concerning the earlier plan was incorporated into the record of this remand proceeding and each voting member was familiar with the record from the first proceeding.
- The Property consists of a vacant wooded 16.9 acre lot that is zoned R-2/Mixed Use.
- The proposed project, as shown on the Modified Subdivision Plan, would create 11 new house lots, all >15K sq. ft., on a ±788' public road ending in a cul-de-sac (Palmer River Rd). The yield plan indicates 9 developable lots are possible. The new incentive zoning provision is to be utilized here, which will designate one lot as affordable and one additional market rate lot will be granted as a density bonus for providing said affordable lot.
- Individual septic systems and public water shall service the lots.
- Open space areas shall equal 40%, (40% minimum required). Wetland percentage of open space does not exceed wetland percentage of site.
- The subdivision access way shall be 22' of paved width from Jacob Street until the beginning of lot 1, at which point, the paved width of the way shall become 24' wide and continue around the cul-de-sac and back to lot 6. This will allow a greater distance of the areas to be disturbed from large trees presently located on the property boundary to the north near Jacob Street.
- A 4-foot sidewalk, with an integral curb on the north and east side of the proposed subdivision access way road, shall be provided.
- The Board's reviewing engineer, CEI, reviewed the Modified Subdivision Plan and opined in a report dated December 5, 2013, that all prior concerns and issues have been satisfactorily addressed, provided that all of the conditions set forth below are imposed and satisfied.
- The DPW Superintendent, Fire Chief and Police Chief, in letters dated 10/25/13, 10/29/13 & 11/1/13, respectively, indicated that Jacob Street is the preferred and safer access point for this project to reach Taunton Ave (rather than direct access onto Taunton Ave) and that the modified roadway width and sidewalks will enhance public safety.
- The project, as modified and shown on the Modified Subdivision Plan satisfies all of the requirements of Zoning By-law §25 and the Planning Board's Subdivision Rules and Regulations, except as specifically waived below.

**Waivers:**

A majority of the Planning Board found, under G.L. c.41, §81R, that it would be in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law for the Board to waive strict compliance with the following specific requirements under the Rules and Regulations Governing the Subdivision of Land in Seekonk, Massachusetts, with the

express requirement that all conditions of approval set forth hereunder and all requirements of the Rules and Regulations not waived shall be complied with:

- Section 7.2.1.8 – Roadway

The applicant is seeking a waiver for the required property line radii at its intersection with Jacob Street and the required curb radii at the street intersection with Jacob Street. This request will provide a safe vehicular roadway. Jacob Street is a 66' layout, thus there is ample room to provide a 30' turning radius at the pavement intersection.

- Section 7.2.2.2 – Roadway Width

The applicant is seeking a waiver for the required width of pavement from 24' to 22,' from the intersection of the subdivision access way with Jacob Street until the access way reaches the first lot and then the access way shall be widened to 24 feet. The grant of this request will provide a safe vehicular roadway, minimize the stormwater runoff and safeguard the Linden trees abutting the property.

- Roadway Location

The applicant is seeking a waiver to shift the roadway off the centerline. This request is reasonable and would protect the row of Linden trees abutting the property, which are a valuable resource.

- Section 7.2.4.1 – Dead-end Streets

The applicant is seeking a waiver for the length of a dead-end street from 720' to 788'+/-. This request will provide a safer vehicular roadway than one that entered with direct access from Taunton Avenue and this waiver is similar to waivers granted by the Planning Board in the past.

- Section 7.4.1 – Easements

The applicant is seeking a waiver to place the Basin on multiple lots owned by individual lot owners, in lieu of one lot that is owned by the Homeowners Association. The Planning Board agreed that this would be reasonable, provided that the Homeowners Association retains the necessary drainage easements, to allow it to perform the necessary work to maintain and repair and replace the drainage areas. The Homeowners Association instrument and the easement instrument shall be provided to the Planning Board for its review and approval, as to form, prior to being recorded. The Homeowners Association instrument and the subject easements shall be recorded in favor the Homeowners Association before any individual lot is conveyed and shall occur before endorsement of the plan occurs.

- Section 7.5.2 – Water Main

The applicant is seeking a waiver to not loop the water main. The applicant and the applicant's engineer met with the Water Department and the Water Department agreed that a looped main is not needed for this project. This waiver will minimize the excavation near the row of Linden Trees abutting the property which are a valuable resource.

- Zoning By-Law Section 25.10.5 – Disturbed Areas

The applicant is seeking a waiver to allow the proportion of disturbed areas within the Conservation Subdivision to exceed 25% of the total tract as it directly supports the provision of and access to the additional on-site affordable units.

**Any waiver not expressly granted is hereby denied.**

**Conditions:**

A majority of the Planning Board voted to impose the following conditions on any grant of subdivision approval for the project:

1. Prior to endorsement of the Modified Subdivision Plan, it shall be modified to indicate the increased subdivision access way width to 24 feet from the beginning of lot 1, continue around the cul-de-sac, and back to lot 6. In addition, a note shall be provided that shall require signage to announce the narrowing and widening of the roadway in each direction to warn motorists of the change in width.
2. Prior to endorsement of the Modified Subdivision Plan, the applicant shall submit a copy of the Homeowners Association instrument and all drainage easements to be held by the Association to the Planning Board of its review and approval as to form and for consistency with this decision, to ensure that the Association shall have the appropriate authority to maintain and repair the drainage infrastructure. The instruments shall provide that the Town may, but shall not have the obligation, to perform emergency repairs and to lien the Homeowners Association and the individual homeowners for the reasonable costs of any such repairs. The Homeowners Association instrument and the easements shall be recorded simultaneously with the endorsed plan.
3. Prior to endorsement of the Modified Subdivision Plan, the applicant shall submit to the Planning Board, for its review and approval as to form and consistency with this decision, an open space restrictive covenant on the open space land shown on the Modified Subdivision Plan. The covenant shall be recorded simultaneously with the endorsed plan.
4. The open space plan shown on the Modified Subdivision Plan, shall be delineated by a split rail fence. Prior to issuance of any building permit, the fence shall be in place.
5. The requirements of Zoning By-law §25.10.1 (affordable unit amounts, size & distribution) and 25.10.1.4 (construction schedule) shall be adhered to, which require that the 6<sup>th</sup> lot built upon shall contain the affordable unit and a permanent deed restriction provided as required.
6. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
  - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
  - b. The development of the individual lots will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.

**4-Jacob Hill Remand Decision**

7. The applicant will cut back 5' of brush in a northerly direction from the proposed road to increase the sight distance.
8. Runoff from the impervious surfaces of each individual lot shall be required to be handled on the lots through stormwater management measures, such as roof infiltration systems and rain gardens, so that there is no increase in volume or rate of runoff when pre-construction and post-construction conditions are compared. Said measures shall be submitted to and approved by the Planning Department prior to the issuance of building permits for each lot.
9. Anchored tarps shall be required to secure temporary soil stockpiles.
10. A positive recommendation shall be received from the BOH and prior to issuance of a building permit for lot 3, Board of Health approval shall be required indicating acceptable soils and groundwater conditions have been documented to support a soil absorption system and perc tests have been performed.
11. A copy of the USEPA NPDES General Permit No. 1 and SWPPP shall be submitted to the Planning Department prior to construction.
12. Construction shall be closely monitored by the Board's inspector along the section of roadway that is offset from the centerline to ensure that measures to protect the adjacent property to the north are implemented and maintained.
13. Black chain link fences shall be installed around all stormwater management facilities, with a smaller sized one around the bio-retention area in the cul-de-sac.
14. If blasting is to occur, then prior to the start of any blasting, the Applicant shall provide evidence to the Building Inspector and the Planning Board that all of the required licenses and permits have been obtained to allow any blasting that is planned and evidence of adequate insurance to compensate any impacted property owners. If blasting is required, then videotaping of adjacent dwellings within 300 feet shall be performed.
15. If any blasting occurs, it shall be performed in accordance with all state, federal and local requirements, including 527 CMR 13.00 and local Fire Department regulations. The following additional requirements shall apply:
  - a. Preblast condition surveys shall be performed on residences and other structures within 300 feet of the perimeter of the Property, provided that the owners grant written permission for the survey of their property to occur.
  - b. The name and references for any blasting contractor shall be submitted by the Applicant to the Fire Department in advance of any blasting at the Property by such blasting contractor.
  - c. A schedule of blasting shall be provided in writing before blasting starts to all abutters and those within 300 feet of the perimeter of the Property at least one week prior to blasting. Such schedule shall give starting dates and times and estimated completion dates. The schedule shall be updated as necessary to reflect adjustments to the blasting schedule and shall be provided to all abutters and to those owners within 300 feet of the perimeter of the Property. A notice of completion shall be sent to the Fire

and Building Departments and to all abutters and those owners within 300 feet of the perimeter of the Property within 15 days after all blasting at the Property is completed. Blasting shall be conducted only during 8:00 a.m. to 4:30 p.m., Monday through Friday.

- d. Blasting specifications shall require the contractor to limit peak particle velocities to the requirements of 527 CMR 13.09, Part 9, Figures a and b. Restrictions shall also be placed on noise and dust as required under 527 CMR 13.09.
- e. Vibration monitoring shall be done for each blast.
- f. A blast monitoring report shall be submitted to the Applicant and to the Fire Department by the blasting contractor for each blast. Such reports shall be retained by the Applicant for at least one year after the completion of all blasting.
- g. The blasting contractor shall prevent flyrock by proper design of blasts and by use of blasting mats.
- h. The blasting contractor shall perform small test blasts when blasting in a new area to determine the relationship between size to blast, vibrations, and airblast overpressure.
- i. The blasting contractor shall maintain insurance and bonding in accordance with 527 CMR 13.04(10).

16. The Applicant shall keep the site clean during construction. Upon completion of all work on site and prior to As-Built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations and the Planning Board shall be notified in writing of the final disposition of the materials.

**On January 14, 2014, a motion was made by x and seconded by x to approve, based on the above findings of fact and conditions, the Definitive Subdivision Plan – ‘Jacob Hill Estates’, latest revision date of November 8, 2013. And so voted:**

**Aye:**

**Nay:**

**Motion Passed:**

**The Planning Board Clerk hereby certifies that the above decision is a true copy of the decision approved by a majority of the Planning Board as set forth above.**

\_\_\_\_\_  
**Planning Board Clerk**

**Filed with the Town Clerk:** \_\_\_\_\_, 2014

**Any appeal of this decision shall be timely taken in accordance with the requirements of G.L. c.41, §81BB.**





**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: December 17, 2013

**SITE PLAN REVIEW**  
**1058 & 1080 Fall River Ave – Plat 7, Lot(s) 15**

**Summary:** The applicant has submitted a request for Site Plan Review.

**Findings of Fact:**

Existing Conditions

- Commercial plaza containing several commercial retail establishments.

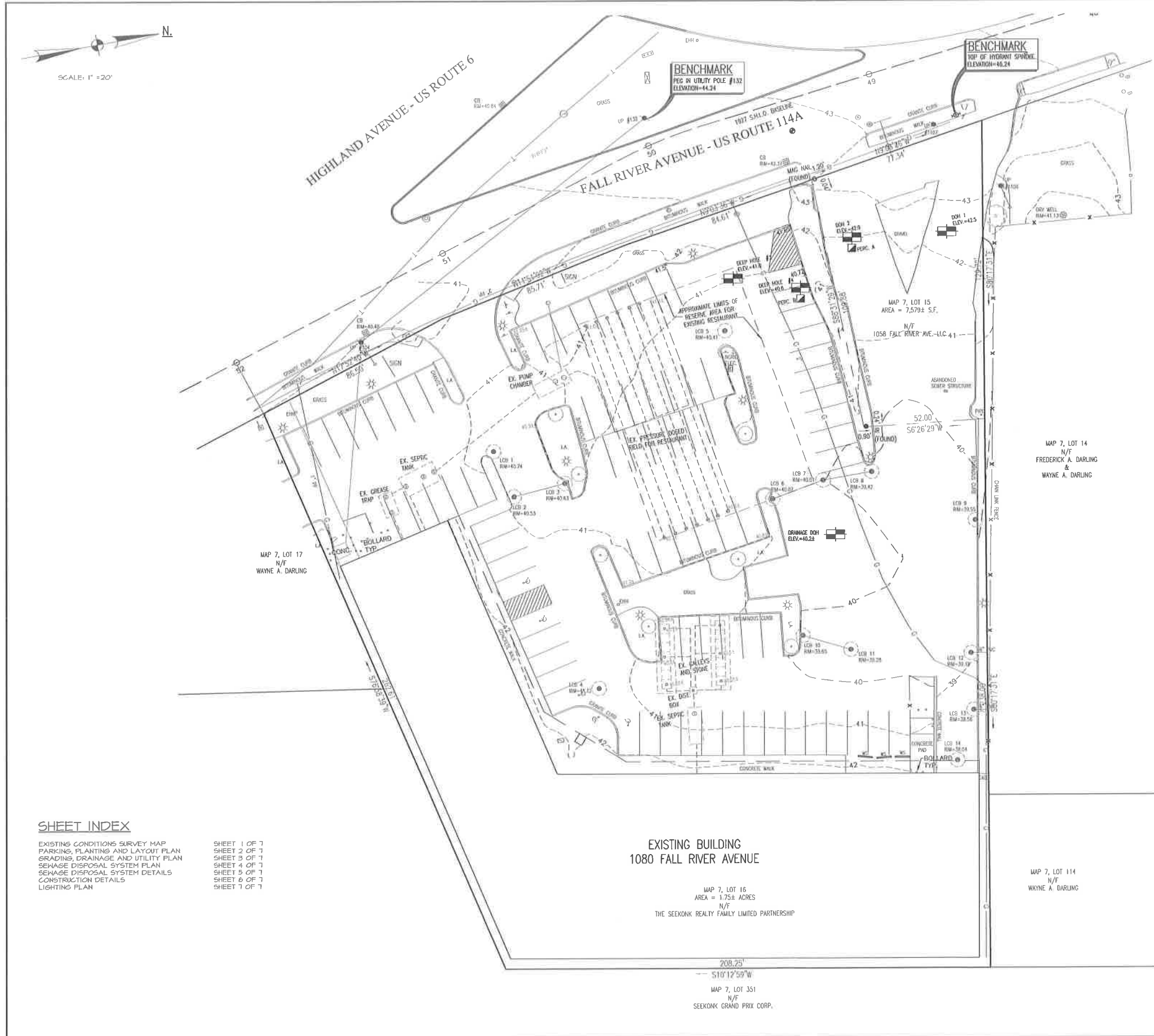
Proposal:

- Construct a new 2500 sf free-standing restaurant with 55 seats in parking lot. Restaurant type not yet known. Footprint approval being sought.
- **Section 10.6.1**-Eighty-nine (89) parking spaces are proposed (75-139 are required); **10.6.1.20**-Less than 100 peak additional peak hour trips generated; **10.6.2**-Drainage system will consist of a Stormwater Recharge Structure, which will contain drywells; No review of system required since not more than 1 acre of land being disturbed and impervious pavement being replaced by new structure; **10.6.3**-A 0'-4' landscaped buffer around site exists (10' required); 30% shade provided (30% required); **10.6.4**-Photometric Plan submitted indicates greater than 2.0 footcandle minimum required for new parking spaces; **10.6.5**-No drive-thru facility proposed; **10.6.6**-No architectural designs submitted since restaurant type not yet known.

**Recommendation:**

All requirements of Section 10 – Site Plan Review appear to be met and no traffic impact analysis is required since additional peak hour trips generated will be less than 100. Therefore, an approval shall be given with just one condition:

1. When the restaurant type is known, architectural drawings shall be submitted to the Town Planner for confirmation that the design complements the existing buildings in the vicinity as per section 10.6.6.



LOCUS  
SCALE: 1" = 2000'

LEGEND:

|      |  |
|------|--|
| AD   | AREA DRAIN                                 |
| BR   | BRICK                                      |
| L.A. | LANDSCAPED AREA OR BED                     |
| SP   | SIGN POST OR SIGN POST BASE                |
| CB   | CATCH BASIN                                |
| EB   | ELECTRIC BOX OR MANHOLE                    |
| EM   | ELECTRIC MANHOLE                           |
| TM   | TELEPHONE MANHOLE                          |
| VP   | VENT PIPE                                  |
| B    | BOLLARD                                    |
| WG   | WATER GATE                                 |
| GG   | GAS GATE                                   |
| SM   | SEWER MANHOLE                              |
| M    | MANHOLE                                    |
| LP   | LIGHT POLE OR LIGHT POLE BASE              |
| DT   | DECIDUOUS TREE W/ NUMBER & ELEVATION       |
| D    | UNDERGROUND DRAIN                          |
| E    | UNDERGROUND ELECTRIC                       |
| FS   | UNDERGROUND FIRE SERVICE                   |
| G    | UNDERGROUND GAS                            |
| S    | UNDERGROUND SEWER                          |
| SL   | UNDERGROUND STEAM LINE OR HOT & COLD WATER |
| T    | TELEPHONE / COMMUNICATION LINE             |
| UC   | UNDERGROUND CONDUIT                        |
| W    | UNDERGROUND WATER                          |

**LOT INFORMATION**  
**ASSESSOR'S PLAT 7 - LOT 15**  
AREA: 7,658 S.F.  
DEED BOOK: 19,072 - PAGE: 276  
OWNER: 1058 FALL RIVER AVE LLC  
27 ORTEGA DRIVE  
OAKDALE, CT 06370  
SITE ADDRESS: 1058 FALL RIVER AVENUE  
SEEKONK, MA 02771  
ZONE: HIGHWAY BUSINESS

**ASSESSOR'S PLAT 7 - LOT 16**  
AREA: 76,290 S.F.  
DEED BOOK: 10,819 - PAGE: 26  
OWNER: THE SEEKONK REALTY FAMILY LIMITED PARTNERSHIP  
27 ORTEGA DRIVE  
OAKDALE, CT 06370  
SITE ADDRESS: 1080 FALL RIVER AVENUE  
SEEKONK, MA 02771  
ZONE: HIGHWAY BUSINESS

**YARD SETBACK REQUIREMENTS:**  
FRONT: 75'  
SIDE: 15'  
MAXIMUM HEIGHT: 3 STORIES OR 40'  
MAXIMUM LOT COVERAGE BY BUILDING: 30%

\* - SECTION 7.7 FURTHER STATES " The side and rear yard adjoining any district or use shall include a minimum of 15' around any buildings. This includes appurtenances extending out from any building, or other items, which in the opinion of the Planning Board unduly constitute an obstruction or which impeded safe vehicular travel by current emergency vehicles "

**NOTES:**  
1 MASS HIGHWAY 11AS INSTALLED BARRIERS ALONG THE CENTERLINE OF FALL RIVER AVENUE ADJACENT TO PARCEL 15, THEREBY PREVENTING VEHICLE ACCESS TO AND FROM THE SOUTHBOUND LANE.

PERMIT SET

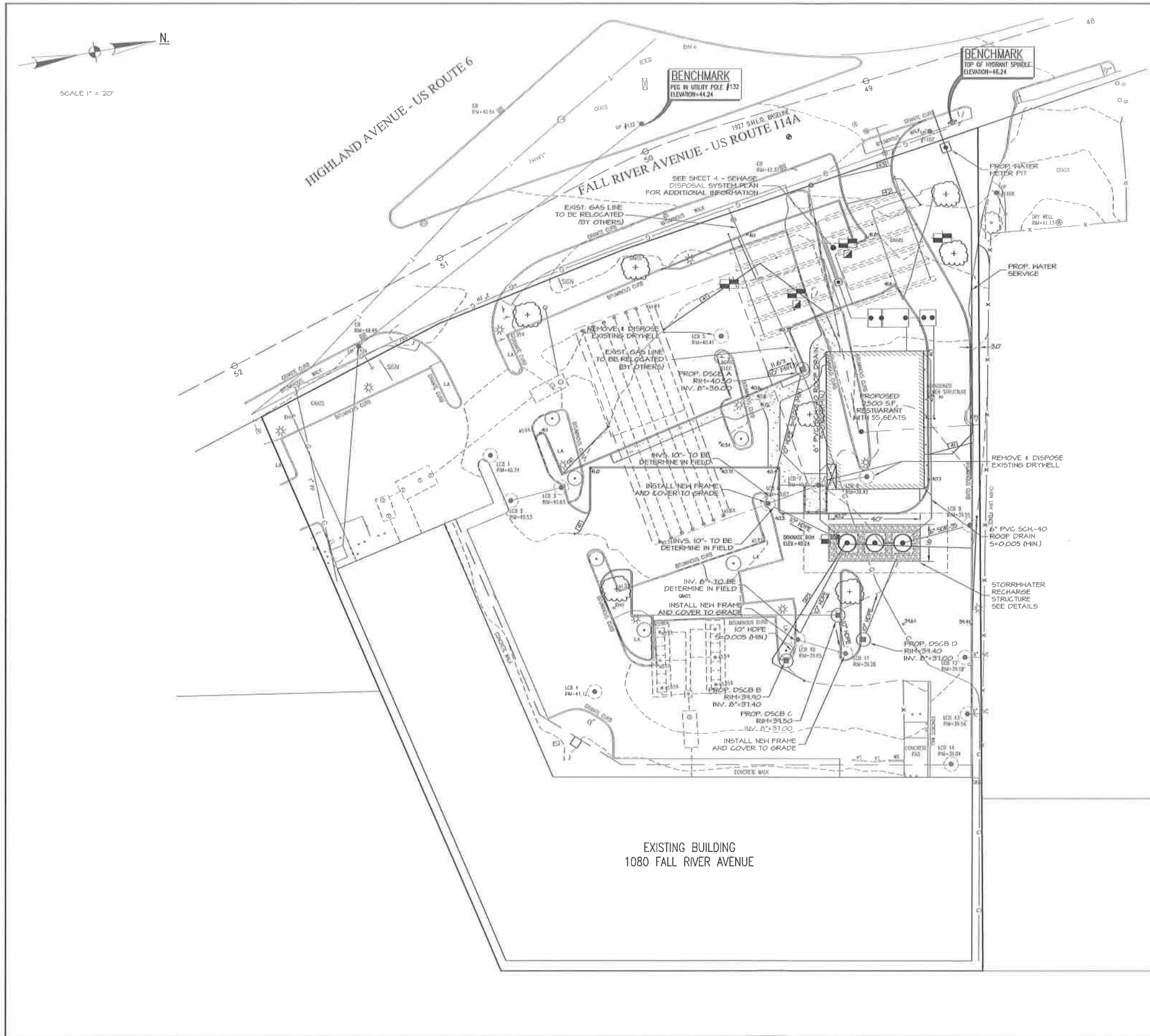
EXISTING CONDITIONS SURVEY MAP

PREPARED FOR:  
THE SEEKONK REALTY, FLP  
1058 and 1080 FALL RIVER AVENUE  
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD.  
1150 PAWBUCKET AVENUE  
RUMFORD, R.I. 02916 401-434-8880

DATE: NOVEMBER 21, 2013  
SHEET: 1 OF 7





- GENERAL CONSTRUCTION NOTES:**
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS.
  2. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND ANY COSTS ASSOCIATED WITH THE REPAIR OF DAMAGED UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL UTILITY COMPANIES AND/OR TOWN DEPARTMENTS WHOSE FACILITIES MAY BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 12 HOURS IN ADVANCE.
  3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN AND PAY FOR ANY AND ALL PERMITS REQUIRED BY THE STATE OF MASSACHUSETTS AND THE TOWN OF SEEKONK PRIOR TO ANY CONSTRUCTION OPERATIONS.
  4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ARRANGE FOR THE RELOCATION OF EXISTING GAS SERVICES. THE COST OF RELOCATION OF THE GAS SERVICES SHALL BE INCLUDED IN THE QUOTED PRICE FOR THE PROJECT. ALL PERMITS REQUIRED FOR THE RELOCATION OF THE GAS SERVICES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION OPERATIONS.
  5. ALL SITE WORK, INCLUDING, BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, GRAVEL, DRAINAGE PIPE AND STRUCTURES, WATER LINE INSTALLATION, PAVEMENT SAW-CUTTING, ETC. SHALL CONFORM TO THE MASSACHUSETTS D. O. T. HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1945 EDITION (WITH LATEST ADDENDA) AND 2012 CONSTRUCTION STANDARD DETAILS, THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF SEEKONK, MA DATED MARCH 12, 2013 AND THE RULES AND REGULATIONS OF THE SEEKONK WATER DISTRICT.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (RAD) ALL MATERIALS TO INCLUDE BUT NOT LIMITED TO, TREES, STUMPS, UNSUITABLE MATERIAL, BITUMINOUS PAVEMENT, EXISTING SEWAGE DISPOSAL SYSTEMS, ETC.
  7. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE, AND MAINTAIN ALL PUMPS, DRAINS, WELL POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT, AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
  8. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
  9. ALL DISTURBED AREAS OUTSIDE THE PROPOSED PAVEMENT AREAS SHALL RECEIVE A MINIMUM 4-INCHES OF LOAM AND SEED.
  10. UNLESS OTHERWISE NOTED, ALL DRAINAGE PIPE WILL BE HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR, AND UNLESS NOTED, ALL DRAINAGE STRUCTURES SHALL CONFORM TO THOSE INDICATED ON THE PLANS AND THE TOWN OF SEEKONK AND MASS. D. O. T. HIGHWAY STANDARDS.
  11. ANY ITEMS OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT REQUIRED FOR THE COMPLETE CONSTRUCTION INCIDENTAL TO THE PROJECT, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.

- STORMWATER COLLECTION SYSTEM:**
1. THE STORMWATER COLLECTION SYSTEM SERVING THIS SITE IS INTENDED TO BOTH COLLECT STORMWATER RUNOFF AND TO PROVIDE PARTIAL TREATMENT OF THE STORMWATER PRIOR TO INFILTRATION. THIS SYSTEM COLLECTS RUNOFF GENERATED FROM THE SITE THROUGH THE USE OF DEEP SUMP CATCH BASINS EQUIPPED WITH A 4" (MINIMUM) SUMP (WHICH COLLECTS SEDIMENTS AND DEBRIS) AND AN OIL/GAS TRAP (WHICH PREVENTS THE INTRUSION OF HYDROCARBONS AND OTHER FLOATING MATERIALS FROM ENTERING THE DRAINAGE SYSTEM). WHEN THESE TWO BASIC CONTROL MECHANISMS ARE FUNCTIONING PROPERLY, ALONG WITH REGULAR SWEEPINGS OF THE PAVEMENT, THEY WILL PROVIDE A REDUCTION OF CONTAMINANTS AND DEBRIS ENTERING THE STORMWATER TREATMENT SYSTEM, AND IMPROVE STORMWATER QUALITY.
  2. THE DESCRIBED SYSTEMS RELY UPON PROPER MONITORING, OPERATIONS AND MAINTENANCE TO FUNCTION AS DESIGNED AND INTENDED. A PROGRAM OF MONITORING, OPERATIONS AND MAINTENANCE MUST BE ONGOING, NOT THE DUTY OF THE OWNER OF THE SITE, AND IS THE OWNER'S RESPONSIBILITY. THE ACTIVITIES DESCRIBED BELOW ARE TO BE INITIATED AFTER COMPLETION OF THE PROJECT AND ARE NOT DIRECTLY RELATED TO CONSTRUCTION OF THE SITE, EXCEPT AS SPECIFICALLY PROVIDED.

- OPERATION AND MAINTENANCE:**
- AFTER SITE CONSTRUCTION WORK IS COMPLETE AND HAS BEEN ACCEPTED BY THE OWNER, MAINTENANCE OF THE DRAINAGE SYSTEM WILL BECOME THE RESPONSIBILITY OF THE OWNER. THE MAINTENANCE OF ALL STORMWATER FACILITIES SHALL BE ADDRESSED AS FOLLOWS:
1. PARKING AREAS AND ACCESS DRIVEWAYS SHALL BE SHEPT CLEAN OF DEBRIS AND ACCUMULATION OF SILT OR SAND ON A REGULAR BASIS. A SPRING AND FALL CLEANING SCHEDULE IS RECOMMENDED.
  2. INSPECT CATCH BASINS SEMI-ANNUALLY (SPRING AND LATE FALL/EARLY WINTER) AND REMOVE SEDIMENT, LEAVES AND DEBRIS AS NECESSARY. AT A MINIMUM, YEARLY CLEAN OUT OF ALL DEEP SUMP CATCH BASINS SHALL BE PERFORMED. IT IS IMPORTANT THAT CATCH BASIN SUMPS BE PROPERLY MAINTAINED TO PREVENT THE DISCHARGE OF SEDIMENT.
  3. TRASH, DEBRIS, ETC. SHALL BE REMOVED FROM ALL DRAINAGE IMPROVEMENTS ON A CONTINUOUS BASIS. ALL HYDROCARBON TRAPS SHALL BE CHECKED FOR PHYSICAL INTEGRITY AND RE-SEALED IMMEDIATELY AFTER EACH CATCH BASIN CLEANING.
  4. OIL ABSORBING "PILLOWS" OR OTHER MEANS SHALL BE USED TO REMOVE ACCUMULATIONS OF HYDROCARBONS (OIL/GREASE) IN CATCH BASINS THAT ARE REGULARLY OBSERVED TO CONTAIN HYDROCARBONS. A SUPPLY OF READILY AVAILABLE "PILLOWS" SHALL BE KEPT ON SITE FOR USE DURING AN EMERGENCY SPILL CONDITION.
  5. ALL BROKEN, LEAKING, OR OTHERWISE DAMAGED STRUCTURES SHALL BE REPAIRED PROMPTLY UPON DISCOVERY. CATCH BASIN GRATES OR MANHOLE COVERS SHALL BE REPLACED WITH SIMPLY HEIGHT AND LOADING-CHARACTERISTIC REPLACEMENT PARTS. THE REPLACEMENT PARTS FOR ANY PIPE OR DRAINAGE STRUCTURE SHALL MATCH THE ORIGINAL DESIGN SPECIFICATIONS.

- EROSION AND SEDIMENTATION CONTROL**
1. PERIMETER EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK.
  2. ACCESSIBLE RESERVES OF HAY BALES AND STAKES ARE TO BE MAINTAINED ON SITE FOR ROUTINE MAINTENANCE AND IN THE EVENT OF UNANTICIPATED PROBLEMS REQUIRING EMERGENCY RESPONSE.
  3. ALL DISTURBED SOILS NOT DESIGNATED FOR OTHER SURFACE TREATMENT ARE TO LOAMED AND SEEDED IMMEDIATELY FOLLOWING FINAL GRADING.
  4. APPROPRIATE PRECAUTIONS SHOULD BE TAKEN TO PREVENT THE TRANSPORT OF SOIL OFF SITE FROM CONSTRUCTION EQUIPMENT.
  5. ALL PERIMETER EROSION AND SEDIMENTATION CONTROLS MUST BE PROPERLY MAINTAINED AND MUST REMAIN IN PLACE UNTIL THE SOILS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE ENGINEER.

| DRAINAGE DEEP OBSERVATION HOLE       |               |              |            |                                     |
|--------------------------------------|---------------|--------------|------------|-------------------------------------|
| ORIGINAL GRADE - 40.2±               |               |              |            |                                     |
| DEPTH                                | SOIL HORIZON  | SOIL TEXTURE | SOIL COLOR | SOIL MOTTLING                       |
| 0 - 3"                               | BIT. PAVEMENT |              |            |                                     |
| 3" - 18"                             | GRAVEL BASE   |              |            |                                     |
| 18" - 36"                            | FILL          | MED. SAND    | 2.5 Y 4/3  |                                     |
| 36" - 46"                            | FILL          | SANDY LOAM   | 10 YR 4/3  |                                     |
| 46" - 107"                           | FILL          | MEDIUM SAND  |            |                                     |
| 107" - 132"                          | ORIS A 4 B    |              |            |                                     |
| 132" - 166"                          | C             | MED. L. SAND |            |                                     |
| OBSERVED STANDING GROUNDWATER - 150" |               |              |            | OBSERVED SEEPING GROUNDWATER - 150" |

**PERMIT SET**

**GRADING, DRAINAGE AND UTILITY PLAN**

PREPARED FOR:  
**THE SEEKONK REALTY, FLP**  
1058 and 1080 FALL RIVER AVENUE  
SEEKONK, MASSACHUSETTS

**CAPUTO AND WICK LTD.**  
1150 PAWTUCKET AVENUE  
RUMFORD, R.I. 02916 401-434-8880

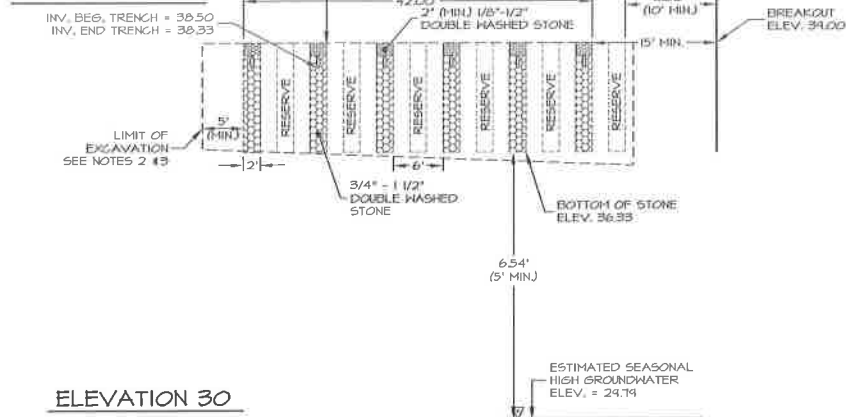
DATE  
NOVEMBER 21, 2013

SHEET  
3 OF 7





# ELEVATION 40



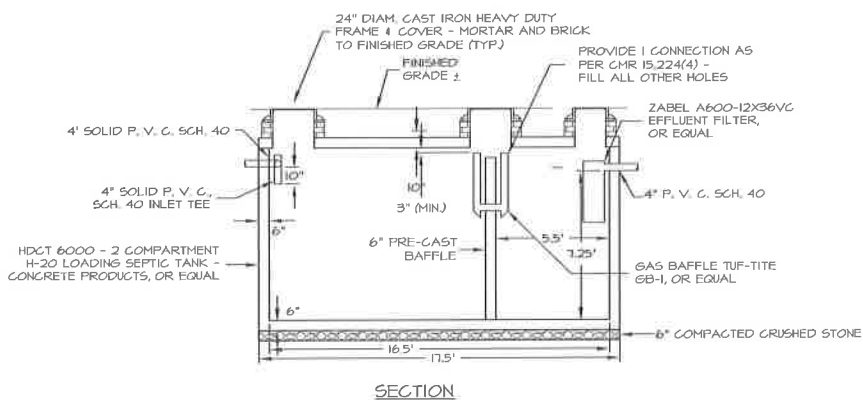
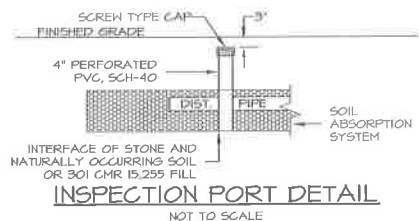
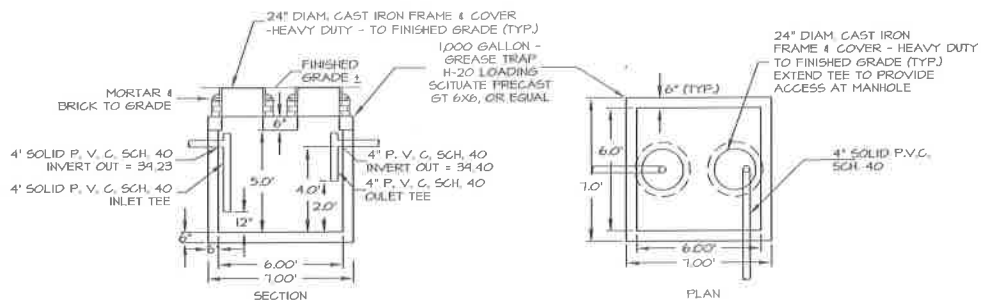
# ELEVATION 30

## LEACHING TRENCH SECTION

SCALES (HORIZONTAL 1"=10' VERTICAL 1"=2')

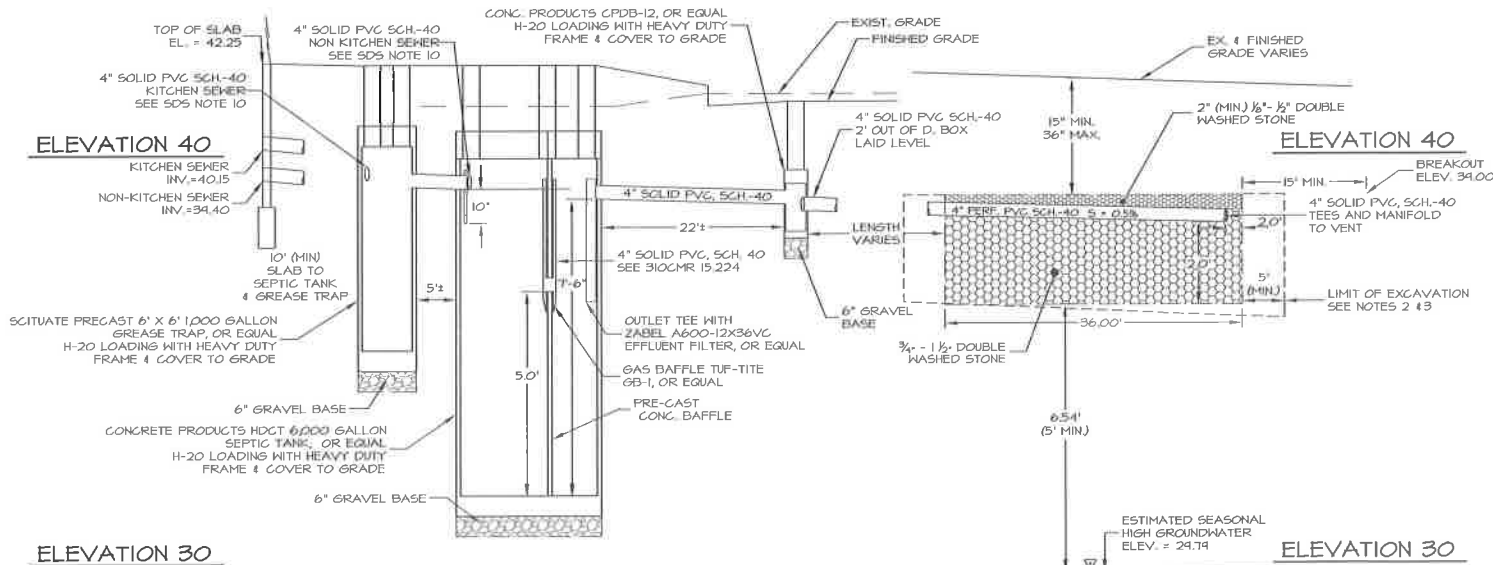
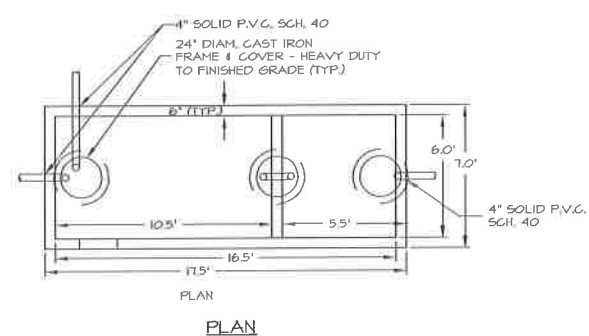
## 1,000 GALLON GREASE TRAP

SCALE 1" = 4'



## 6,000 GALLON SEPTIC TANK

SCALE 1" = 4'

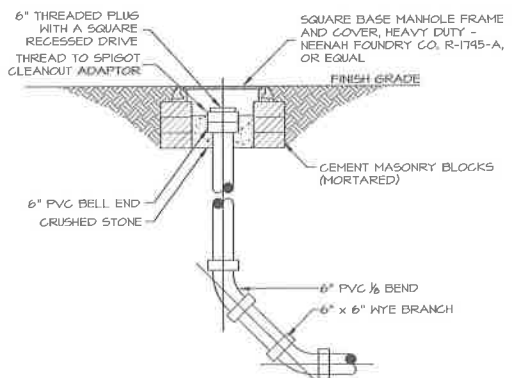


## LEACHING TRENCH PROFILE

SCALES (HORIZONTAL 1"=10' VERTICAL 1"=2')

| DESCRIPTION                         | ELEVATION |
|-------------------------------------|-----------|
| INVERT AT FOUNDATION TO SEPTIC TANK | 34.40     |
| INVERT AT FOUNDATION TO GREASE TRAP | 40.15     |
| INVERT IN - GREASE TRAP             | 34.40     |
| INVERT OUT - GREASE TRAP            | 34.23     |
| INVERT IN - SEPTIC TANK             | 34.19     |
| INVERT OUT - SEPTIC TANK            | 34.40     |
| INVERT IN - DIST. BOX               | 38.60     |
| INVERT OUT - DIST. BOX              | 38.63     |
| INVERT BEGINNING - TRENCH           | 38.50     |
| INVERT END - TRENCH                 | 38.33     |
| ELEV. BOTTOM OF STONE               | 36.33     |
| EST. SEASONAL HIGH GW               | 29.79     |
| BREAKOUT ELEVATION                  | 39.00     |

| DEEP OBSERVATION HOLE "1" ORIGINAL GRADE - 42.5           |                      |              |            |               |                               |
|---|----------------------|--------------|------------|---------------|-------------------------------|
| DEPTH   | SOIL HORIZON         | SOIL TEXTURE | SOIL COLOR | SOIL MOTTLING | OTHER                         |
| 0 - 3"  | BIT. PAVEMENT        | -            | -          | -             | -                             |
| 3" - 48"  | FILL                 | -            | -          | -             | -                             |
| 48" - 60"   | AP                   | SANDY LOAM   | 10 YR 3/3  | -             | -                             |
| 60" - 72"   | BW                   | SANDY LOAM   | 10 YR 4/6  | -             | -                             |
| 72" - 120"  | CI                   | MEDIUM SAND  | 2.5 Y 4/3  | -             | LOOSE, SINGLE GRAIN, GRAVELLY |
| OBSERVED STANDING GROUNDWATER - NONE                      |                      |              |            |               |                               |
| ESTIMATED HIGH GROUNDWATER - NONE TO 130' (ELEV. = 31.7)  |                      |              |            |               |                               |
| PERC. @ 48" x 21" - 12 HPI (UNABLE TO SATURATE)           |                      |              |            |               |                               |
| DEEP OBSERVATION HOLE "2" ORIGINAL GRADE - 42.0           |                      |              |            |               |                               |
| DEPTH   | SOIL HORIZON         | SOIL TEXTURE | SOIL COLOR | SOIL MOTTLING | OTHER                         |
| 0 - 1"  | BIT. PAVEMENT        | -            | -          | -             | -                             |
| 1" - 13"  | PAVEMENT BASE        | -            | -          | -             | -                             |
| 13" - 28"   | AP                   | SANDY LOAM   | 10 YR 3/3  | -             | -                             |
| 28" - 64"   | BW                   | SANDY LOAM   | 10 YR 4/6  | -             | -                             |
| 64" - 120"  | CI                   | MEDIUM SAND  | 2.5 Y 4/3  | -             | LOOSE, SINGLE GRAIN, GRAVELLY |
| OBSERVED STANDING GROUNDWATER - NONE                      |                      |              |            |               |                               |
| ESTIMATED HIGH GROUNDWATER - NONE TO 120' (ELEV. = 31.33) |                      |              |            |               |                               |
| PERC. @ 48" x 21" - 12 HPI (UNABLE TO SATURATE)           |                      |              |            |               |                               |
| DEEP OBSERVATION HOLE "3" ORIGINAL GRADE - 41.0           |                      |              |            |               |                               |
| DEPTH   | SOIL HORIZON         | SOIL TEXTURE | SOIL COLOR | SOIL MOTTLING | OTHER                         |
| 0 - 3"  | BIT. PAVEMENT        | -            | -          | -             | -                             |
| 3" - 31"  | FILL - PAVEMENT BASE | -            | -          | -             | -                             |
| 31" - 58"   | BW                   | SANDY LOAM   | 10 YR 4/6  | -             | FRIABLE, SINGLE GRAIN         |
| 58" - 124"  | CI                   | MEDIUM SAND  | 2.5 Y 4/3  | -             | LOOSE, SINGLE GRAIN, GRAVELLY |
| OBSERVED STANDING GROUNDWATER - NONE                      |                      |              |            |               |                               |
| ESTIMATED HIGH GROUNDWATER - NONE TO 130' (ELEV. = 29.41) |                      |              |            |               |                               |
| PERC. @ 48" x 21" - 12 HPI (UNABLE TO SATURATE)           |                      |              |            |               |                               |
| DEEP OBSERVATION HOLE "4" ORIGINAL GRADE - 40.6           |                      |              |            |               |                               |
| DEPTH   | SOIL HORIZON         | SOIL TEXTURE | SOIL COLOR | SOIL MOTTLING | OTHER                         |
| 0 - 3"  | BIT. PAVEMENT        | -            | -          | -             | -                             |
| 3" - 13"  | FILL - PAVEMENT BASE | -            | -          | -             | -                             |
| 13" - 18"   | BIT. PAVEMENT        | -            | -          | -             | -                             |
| 18" - 28"   | FILL - PAVEMENT BASE | -            | -          | -             | -                             |
| 28" - 50"   | BW                   | SANDY LOAM   | 10 YR 4/6  | -             | FRIABLE, SINGLE GRAIN         |
| 50" - 135"  | CI                   | MEDIUM SAND  | 2.5 Y 4/3  | -             | LOOSE, SINGLE GRAIN, GRAVELLY |
| OBSERVED STANDING GROUNDWATER - NONE                      |                      |              |            |               |                               |
| ESTIMATED HIGH GROUNDWATER - NONE TO 135' (ELEV. = 29.35) |                      |              |            |               |                               |
| PERC. @ 42" x 21" - 12 HPI (UNABLE TO SATURATE)           |                      |              |            |               |                               |



## GROUNDWATER NOTE:

THE ESTIMATED SEASONAL HIGH GROUNDWATER (ESHG) ELEVATION WAS TAKEN FROM A PLAN ENTITLED "PROPOSED SEPTIC SYSTEM, 1080 FALL RIVER AVE., SEEKONK" DATED 8-11-09 BY EDWARD H. KINGMAN AND APPROVED BY THE SEEKONK BOARD OF HEALTH AGENT 9/22/09. THE ASSUMED BENCH MARK ON THE ABOVE REFERENCED PLAN, ELEV. 43.00 FOR THE TOP OF CONCRETE AT THE NORTH WEST CORNER OF THE EXISTING BUILDING, IS 0.46 FEET HIGHER THAN THE DATUM FOR THIS PLAN. THE APPROVED ESHG FOR THE KINGMAN PLAN IS ELEVATION 30.75. THE EQUIVALENT ESHG FOR THIS PLAN IS (30.75 - 0.46) ELEVATION 29.79

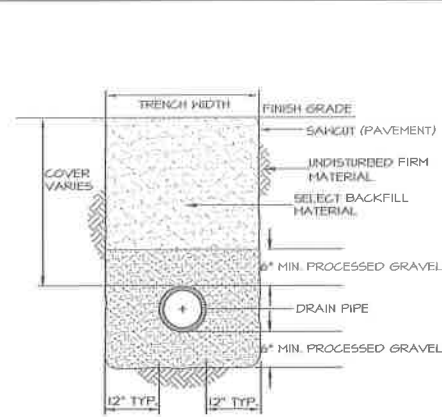
## PERMIT SET

SEWAGE DISPOSAL SYSTEM DETAILS  
PREPARED FOR:  
THE SEEKONK REALTY, FLP  
1058 and 1080 FALL RIVER AVENUE  
SEEKONK, MASSACHUSETTS



CAPUTO AND WICK LTD.  
1150 PAWTUCKET AVENUE  
RUMFORD, R.I. 02916 401-434-8880

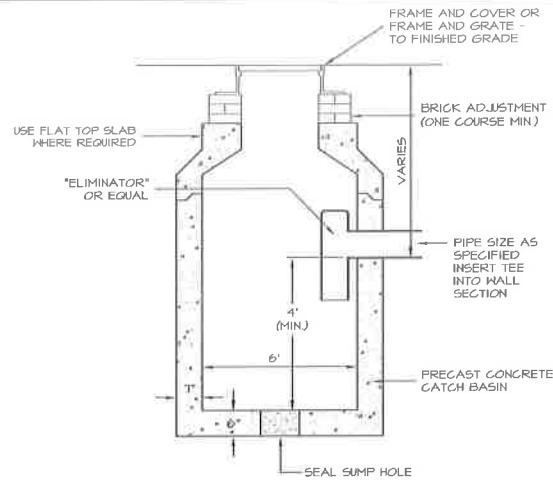
DATE  
NOVEMBER 21, 2013  
SHEET  
5 OF 7



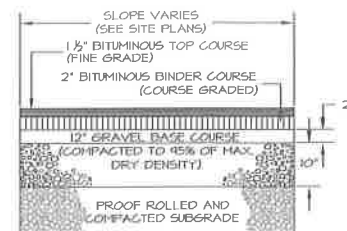
#### GENERAL NOTES:

1. FINISH GRADE MATERIAL VARIES (SEE SITE PLAN).
2. COMPACT BACKFILL IN 6\"/>

**DRAIN TRENCH DETAIL**  
NOT TO SCALE



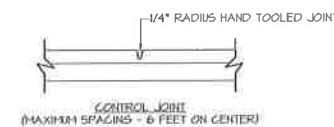
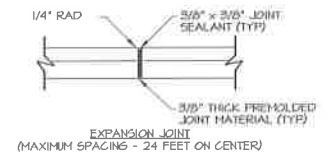
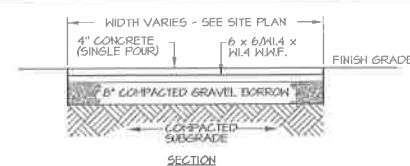
**OIL/WATER SEPARATOR CATCH BASIN**  
NOT TO SCALE



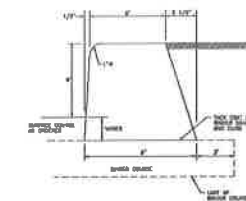
#### NOTES:

1. ALL PAVEMENT, GRAVEL AND GRANULAR FILL TO CONFORM WITH MASS. D. O. T. STANDARDS AND INSTALLATION REQUIREMENTS.
2. ALL LOAM, TOPSOIL, SUBSOIL, ROOTS, ROCK, UNSUITABLE FILL OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM WITHIN LIMITS OF PAVEMENT. INSTALL CLEAN, GRANULAR FILL PLACED IN 12\"/>

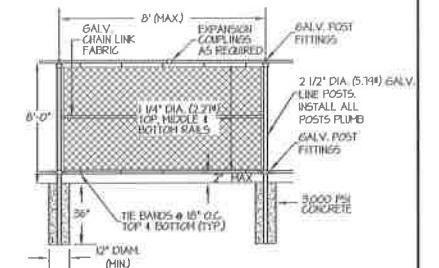
**BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE  
CONCRETE TO BE 4000 PSI, @ 28 DAYS



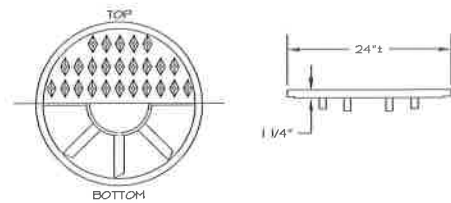
**BITUMINOUS CURB DETAIL**  
NOT TO SCALE



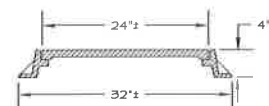
#### NOTES:

1. ALL COMPONENTS TO BE VINYL COATED & FINISHED BLACK.
2. PROVIDE 3\"/>

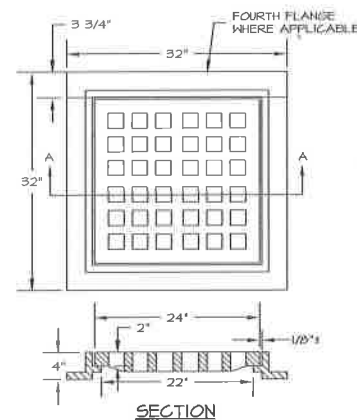
**8' CHAIN LINK FENCE DETAIL**  
NOT TO SCALE



**TYPICAL COVER**



**TYPICAL FRAME AND COVER SECTION**



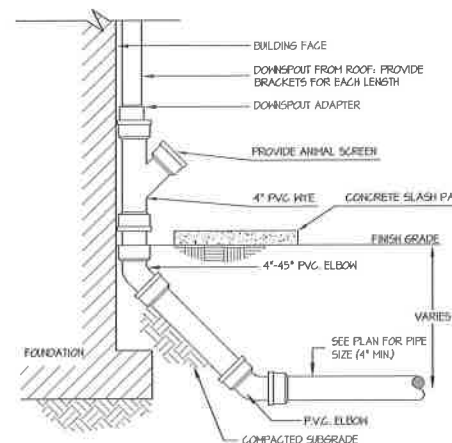
**SECTION**

#### ROUND MANHOLE FRAME AND COVER

(HEAVY DUTY)  
EJH (LEBARON) FOUNDRY LC 244, OR EQUAL

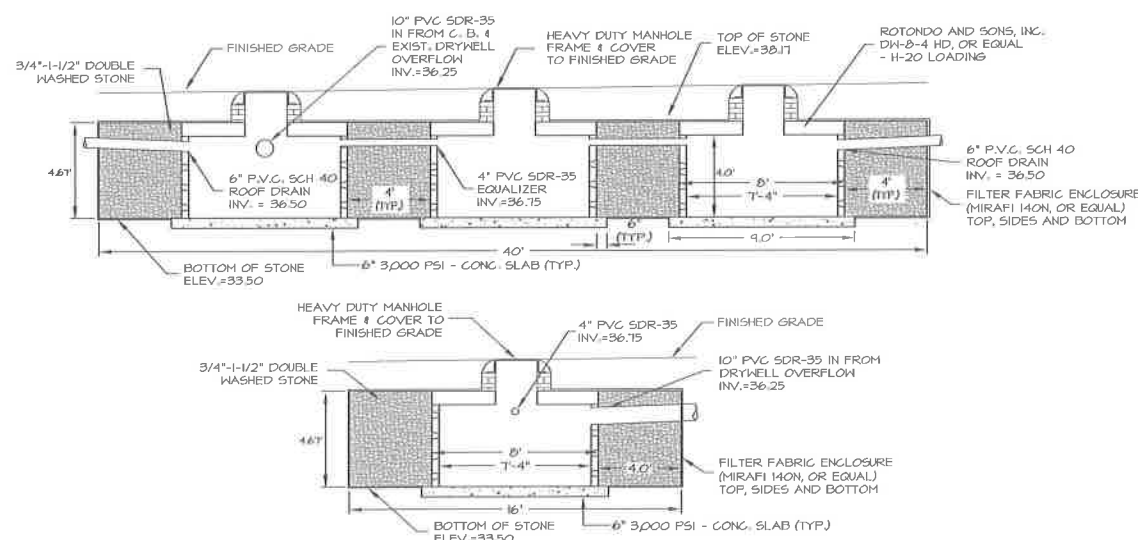
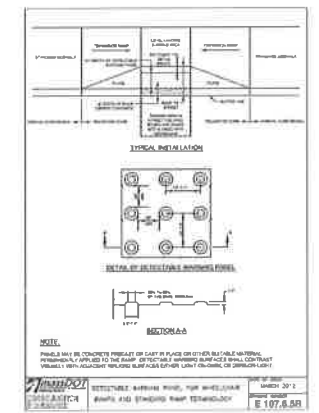
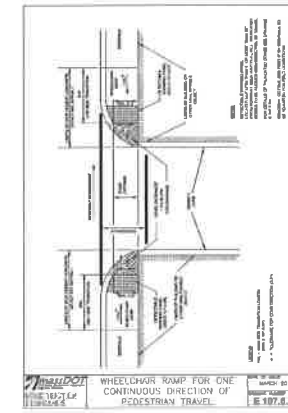
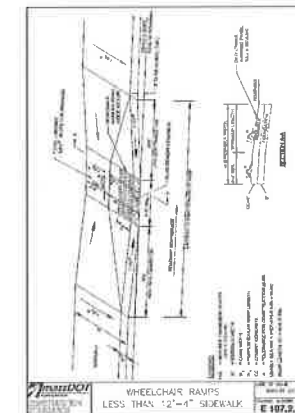
#### SQUARE CATCH BASIN FRAME & GRATE

EJH (LEBARON) FOUNDRY LF244, OR EQUAL



#### DOWNSPOUT DETAIL

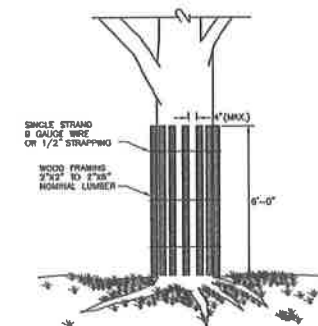
NOT TO SCALE



**STORMWATER RECHARGE STRUCTURE DETAIL**

SCALE 1\"/>

NOTE:  
RECHARGE STRUCTURE PROVIDES VOLUME AND RECHARGE TO HANDLE UP TO 100 YEAR STORM EVENT FOR ROOF RUNOFF AND HAS BEEN OVERSIZED TO ACCEPT FLOW FROM EXISTING LEACHING CATCH BASINS.



**PROTECTION FOR EXISTING TREES**  
NOT TO SCALE

#### PERMIT SET

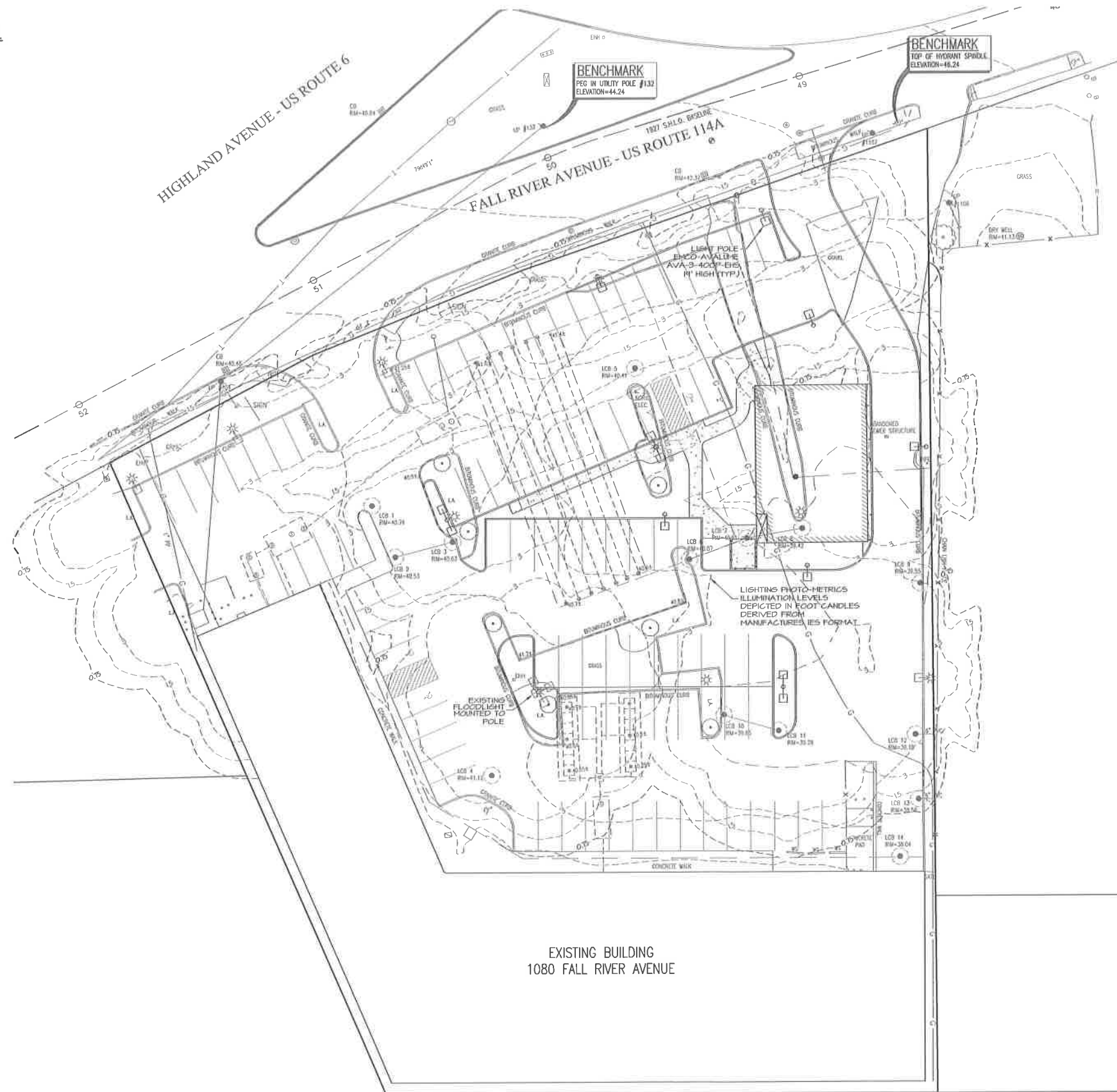
CONSTRUCTION DETAILS  
PREPARED FOR:  
THE SEEKONK REALTY, FLIP  
1058 and 1080 FALL RIVER AVENUE  
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD.  
1150 PAWBUCKET AVENUE  
RUMFORD, RI. 02916 401-434-8880

DATE  
NOVEMBER 21, 2013

SHEET

6 OF 7



LOCUS  
SCALE: 1" = 2000'

#### SITE LIGHTING

LIGHTING SPECIFIED IS EMCO MODEL AYA-3-400P-EH5.

EXISTING BUILDING  
1080 FALL RIVER AVENUE

#### PERMIT SET

#### LIGHTING PLAN

PREPARED FOR:  
THE SEEKONK REALTY, FLP  
1058 and 1080 FALL RIVER AVENUE  
SEEKONK, MASSACHUSETTS

CAPUTO AND WICK LTD.  
1150 PAWTUCKET AVENUE  
RUMFORD, R.I. 02916 401-434-8880

DATE  
NOVEMBER 21, 2013  
SHEET  
7 OF 7





**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: January 6, 2014

**SITE PLAN REVIEW**  
**410 Newman Ave – Seekonk Library**

**Summary:** The applicant has submitted a request for Site Plan Review.

**Findings of Fact:**

Existing Conditions

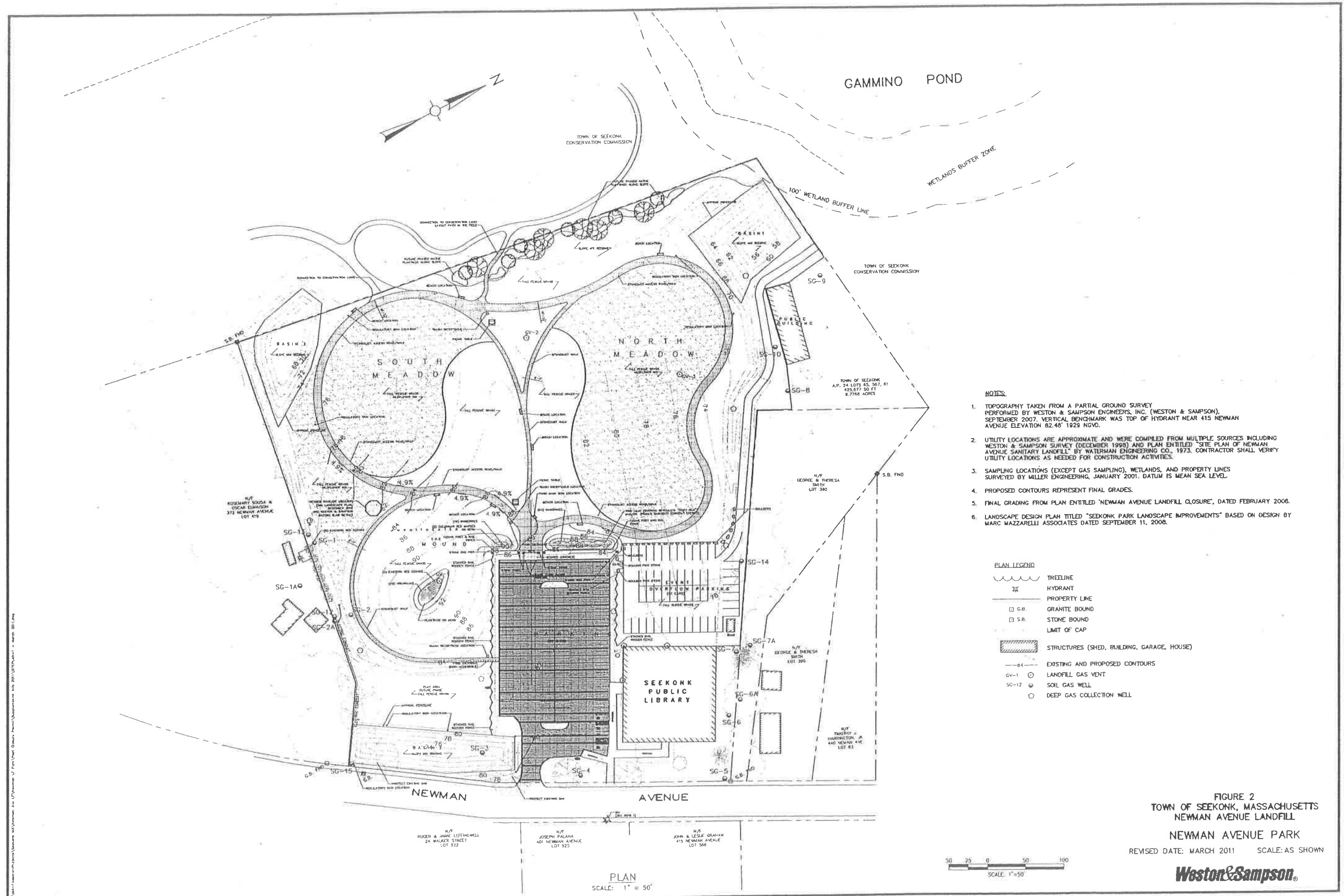
- The Town Library along with the Meadows passive recreation area exists on the property

Proposal:

- 50 overflow parking spaces constructed with pavers to be utilized for event parking

**Recommendation:**

The current overflow parking is currently right along Newman Ave and will be replaced by the proposed Veterans Memorial. This parking in the back of the Library has already been approved by DEP via the landfill's post-closure use application. This plan should be approved as it indicates where this necessary parking for events will be located.





**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: December 4, 2013

**APPROVAL NOT REQUIRED REVIEW (ANR)**  
**Healey – Plat 31, Lot(s) 213-215 & 259-261 – 214 Central Ave.**

**Summary:** The applicant has submitted a request for an Endorsement of a Plan Believed Not to Require Approval.

**Findings of Fact:**

Existing Conditions

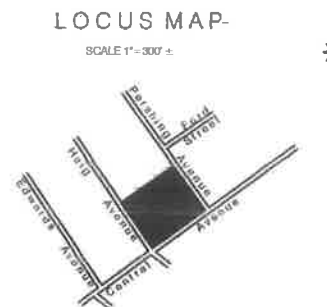
- Single-family dwelling exist on property, which is each zoned R-1.

Proposed Lot Amendments:

- Subdivide off 700 sf and convey to adjacent property owner on lot 216.

**Recommendation:**

Staff recommends approval of this application as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.



SCALE 1"=300' ±

DATE \_\_\_\_\_

CHINA

SIGNATURES OF THE PLANNING BOARD DO NOT  
GUARANTEE THAT ALL OR ANY OF THE LOTS  
SHOWN ARE BUILDABLE LOTS.

**DINNER/APPLICANT**  
STEPHEN C HEALY  
LINDA Q HULL  
214 CENTRAL AVENUE  
BEEKMAN, MA 02771

ASSIGNOR MAP 31, LOT 213, 214, 200, 201, 205 & 209  
 EXTRA REFERENCES: #514 & 147

[illegible]

SEE PLAN BY E. OTIS DIER, A.L.S. DATED JULY 20, 1963

E. OTIS DYER, R.P.L.S.  
P.O. BOX 5  
368 FAIRVIEW AVENUE  
REHOBOTH, MA 02769  
Phone 1-508-252-4363  
Fax 1-508-252-5449  
E Mail [e\\_otis\\_dyer@msn.com](mailto:e_otis_dyer@msn.com)



SEPTEMBER 30, 2013  
SCALE 1"=30'



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

E. QTS OVER A.P.L.S.

DATE \_\_\_\_\_

FOR RESEARCH USE ONLY



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: December 5, 2013

**APPROVAL NOT REQUIRED REVIEW (ANR)**  
**Taplalian – Plat 26, Lot(s) 157, 158, & 163 – Lindsey Ct. & Davis St.**

**Summary:** The applicant has submitted a request for an Endorsement of a Plan Believed Not to Require Approval.

**Findings of Fact:**

Existing Conditions

- Lots are vacant and zoned R-4.

Proposed Lot Amendments:

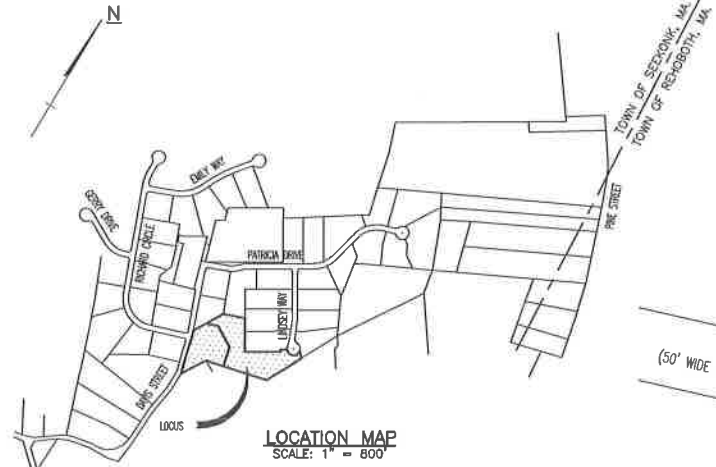
- Reconfigure lots without affecting frontage of them.

**Recommendation:**

Staff recommends approval of this application as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.

MAP OF LAND IN  
SEEKONK, MASSACHUSETTS  
PREPARED FOR  
H. CHARLES TAPALIAN  
SEEKONK, MASSACHUSETTS  
BY CAPUTO AND WICK LTD.  
NOVEMBER 29, 2013

60 30 0 60 120 180  
SCALE IN FEET  
SCALE: 1"=60'



ASSESSORS MAP 26  
LOTS 157, 163 AND PORTION OF LOT 158  
RECORDED REVISED LOTS 1 AND 7 - PLAN BOOK 459, PAGE 30  
DEED BOOK 8126 - PAGE 62  
OWNER/APPLICANT:  
H. CHARLES TAPALIAN  
P.O. BOX 6884  
PROVIDENCE, RHODE ISLAND 02940  
AREA: 328,804 S.F. OR 7.548 ACRES  
ZONE: R-4/G.A.P.D.

LEGEND

■ - GRANITE BOUND

NOTES:

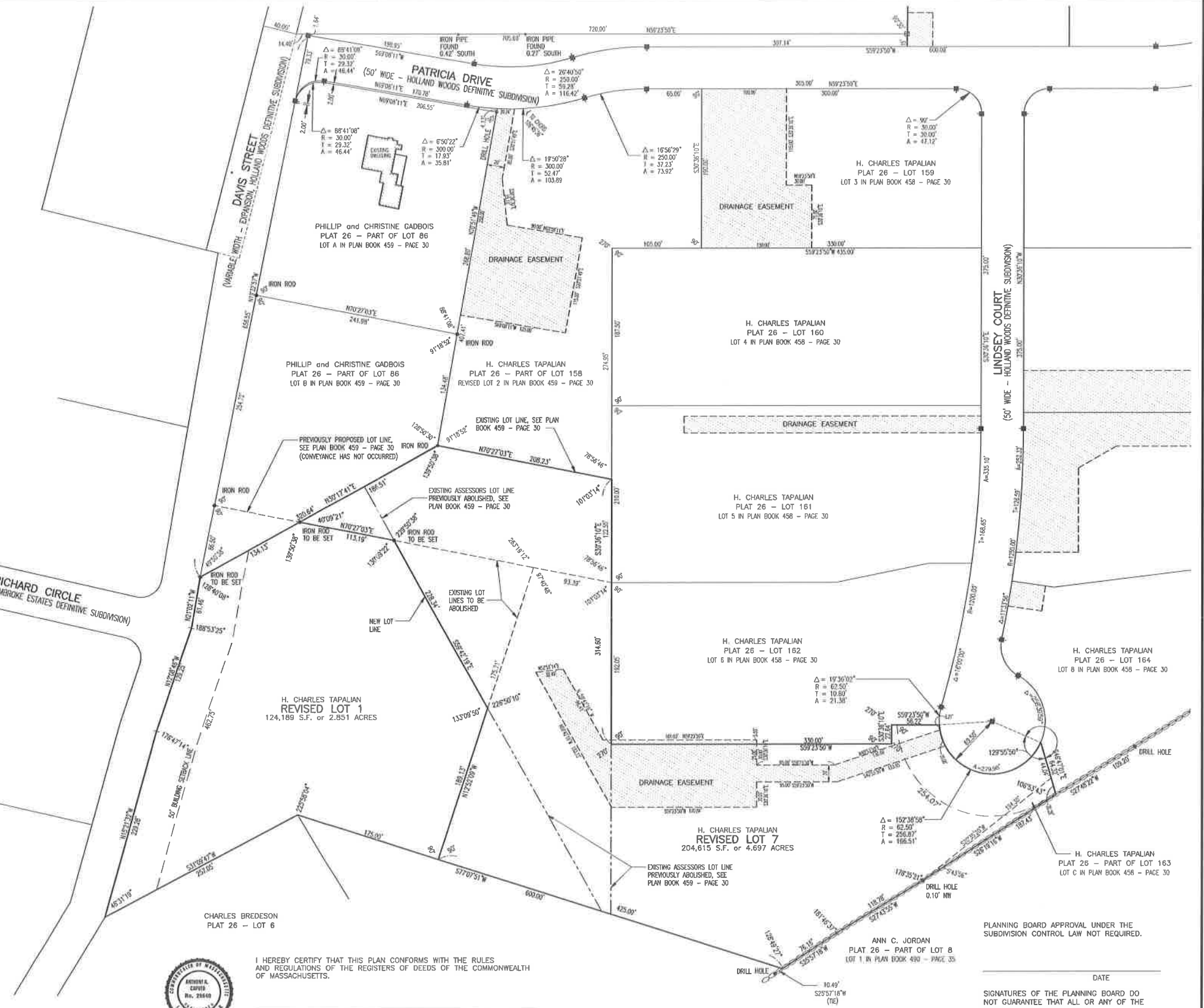
1. FRONTAGE OF LOT 7 REDUCED AT THE STREET AND AREAS INCREASED IN ACCORDANCE WITH SECTION 6.10 OF THE SEEKONK ZONING BY LAWS.
2. SEE MAP OF LAND ENTITLED "DEFINITIVE SUBDIVISION, HOLLAND WOODS, SEEKONK, MASSACHUSETTS BELONGING TO H. CHARLES TAPALIAN BY CAPUTO AND WICK, LTD., NOVEMBER 20, 2002, REVISED JANUARY 26, 2007" RECORDED AT THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 458 AT PAGE 30.
3. SEE MAP OF LAND ENTITLED "MAP OF LAND IN SEEKONK, MASSACHUSETTS BELONGING TO H. CHARLES TAPALIAN & PHILLIP AND CHRISTINE GADBOIS BY CAPUTO AND WICK, LTD., JULY 15, 2007, RECORDED AT THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 459 AT PAGE 30.



I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

REGISTERED LAND SURVEYOR

DATE



PLANNING BOARD APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE

SIGNATURES OF THE PLANNING BOARD DO  
NOT GUARANTEE THAT ALL OR ANY OF THE  
LOTS SHOWN ARE BUILDABLE.



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2960

To: The Planning Board  
From: John P. Hansen Jr., AICP, Town Planner  
Date: December 23, 2013

**APPROVAL NOT REQUIRED REVIEW (ANR)**

**Pawtucket Country Club, Inc. – Plat 27, Lot(s) 9, 10 & 82 – 1160 Newman Ave.**

**Summary:** The applicant has submitted a request for an Endorsement of a Plan Believed Not to Require Approval.

**Findings of Fact:**

Existing Conditions

- Single-family dwelling exist on property, which is zoned R-2.

Proposed Lot Amendments:

- Divide into three lots, each with 113' of frontage (112.5' min) with over 33K sf of area, which is the required area since frontage is reduced under section 6.10 of the ZBL.

**Recommendation:**

Staff recommends approval of this application as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.



DEED REFERENCE 5600 / 31 (LOT 3)  
8135 / 244 (LOT 10)  
1546 / 085 (LOT 02)

SEE LAYOUT OF NEWMAN AVENUE, BY THURTELL AND CO.  
DATED MARCH 1983 - PLAN BOOK 98, PAGE 46

LAYOUT OF NEWMAN AVENUE, 1052' SHEET 3  
PLAN BOOK 98, PAGE 10

SEE PLAN BY HOWARD F. ESTER, C.E.  
DATED OCTOBER 1984 - PLAN BOOK 98, PAGE 30

*E. OTIS DYER, R.P.L.S.*  
P.O. BOX 5  
368 FAIRVIEW AVENUE  
REHOBOTH, MA 02769  
Phone 1-508-252-4363  
Fax 1-508-252-5449  
E Mail [e\\_otis\\_dyer@msn.com](mailto:e_otis_dyer@msn.com)

  
 SEPTEMBER 27, 2013  
 SCALE 1"=40'  
 REVISED NOVEMBER 26, 2013



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***TOWN OF SEEKONK***  
***Planning Board***

**MEMORANDUM**

**To:** The Planning Board

**From:** John P. Hansen Jr., AICP, Town Planner

**Date:** January 2, 2013

**Re:** December monthly report

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**BYLAWS**

Zoning Bylaw rewrite

- First draft of zoning bylaw reorganization and signage section completed and being reviewed by Town Counsel; Public hearing in February; To be on 2014 Spring TM

**PLANS**

Master Plan

- Implementation on-going

**MISC**

GeoTMS – Online Permitting

- Training completed; Installed within Department

Luthers Corners Safety Improvement Project

- Awaiting meeting to be setup with DOT

Medical Marijuana Treatment Centers Zoning Bylaw

- Public hearing to be held in February; To be on 2014 Spring TM

**SUBDIVISIONS**

Orchard Estates

- Binder course of asphalt installed

Tall Pines

- Binder course of asphalt installed

Madison Estates

- Binder course of asphalt installed

Caleb Estates

- Binder course of asphalt installed

Ricard St. Extension

- Binder course of asphalt installed

Pine Hill Estates

- Drainage installed

Jacob Hill Estates

- Deliberations and decision in January

Country Brook Estates

- Definitive Plan approved

Summer Meadows

- Approved

**SITE PLANS**

Swan Brook Assisted Living

- Awaiting response from applicant to consultant’s comments

**SEEKONK PLANNING BOARD**  
**Public Hearing - Regular Meeting**  
**December 10, 2013**

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Present: Ch. Abelson, R. Bennett, M. Bourque, S. Foulkes, D. Viera  
J. Hansen, Town Planner  
Absent: R. Horsman (with cause), L. Dunn (with cause)

6:48PM R. Bennett opened the meeting

**R. Bennett Vice Chairman read the Chairman's Declaration:**

**As Planning Vice Chairman, I hereby declare, under G. L. c30A, 21(b) (3) and (4), that: the purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF, which concerns Jacob Hill Estates Subdivision and 16.9 acres of land located at 0 Taunton Ave: A discussion of litigation strategy in open session could compromise the purpose for executive session; and the Planning Board shall return to open session at the conclusion of executive session.**

A motion was made by D. Viera and seconded by M. Bourque and unanimously

**VOTED by roll call vote: Ch. Abelson, M. Bourque, L. Dunn, R. Bennett, S. Foulkes & D. Viera: that the Planning Board go into executive session, under G. L. c30A, 21(b) (3) and (4), that: the purpose of the scheduled executive session will be to discuss litigation strategy relating to litigation known as Palmer River Development Co., LLC v. Neal H. Abelson, et al., Land Court 2013 MISC 480210-RBF, which concerns Jacob Hill Estates Subdivision and 16.9 acres of land located at 0 Taunton Ave: A discussion of litigation strategy in open session could compromise the purpose for executive session; and the Planning Board shall return to open session at the conclusion of executive session.**

The Planning Board returned to open session at 7:05PM

**Public Hearing – Definitive Subdivision: Jacob Hill Estates – Applicant Palmer River Development**

Ch. Abelson opened the public hearing and read the order of business

**A motion was made by D. Viera seconded by R. Bennett to waive the reading of the legal notice**

Introduction of the Board members, Town Planner and Town Counsel Atty. Ilana Quirk

J. Hansen read into the record a summary of the memos from the Fire Chief, Police Chief and the DPW Superintendent concerning the Jacob Hill Estates revised plans.

The Fire Chief said the roadway width of 22' was not what would be most desirable but they would be able to function appropriately. He also liked that sidewalks were incorporated into the revised plans and said that Jacob Street access would be preferred over Taunton Ave. access.

The Police Chief said he appreciated the plan to clear brush to facilitate the line of sight for motorists exiting onto Jacob St. He also said he did not believe exiting on to Taunton Ave. would be a safe choice compared to an intersection with Jacob St. He noted that on Jacob St. the allowable speed limit was much less than on Taunton Ave. He also said sidewalks would be a benefit to pedestrians and the rigid curbs would define the roadway for motorists.

The DPW Superintendent said the increased road width of 2' and the addition of a 4' sidewalk would significantly improve the safety for both vehicles and pedestrians. He noted the added road width would resolve issues with snow plowing. He also said he opposed an entrance on to Taunton Ave. saying it would be extremely dangerous due to the average speed of vehicles on Rt. 44. (Taunton Ave.) and limited sight distance.

Christian Farland from Thompson Farland requested to delay their hearing as applicant M. Antonio was held up in traffic.

**A motion was made by M. Bourque and seconded by R. Bennett and unanimously VOTED: to adjourn the Public Hearing until 7:30PM**

### **Partial Covenant Release: Three Ledges**

J. Hansen summarized that the applicant for Three Ledges requested a partial covenant release. The remaining work, a top-course of asphalt, street trees and final site prep work, was valued at ±\$118K.

The method of surety proposed by the developer was to leave a covenant on lot 14 and release the covenant from lots 1-8 & 13. Based on the average purchase price of other lots this year within this subdivision (\$175K), a covenant for 1 lot appears to be adequate to cover the remaining construction costs. He recommended releasing the covenant on lots 1-8 & 13 for Three Ledges.

**A motion was made by R. Bennett and seconded by M. Bourque (Discussion)**

Atty. Quirk explained to the PB that she was not there for this agenda item but summarized that the subdivision control law provides in Chapter 41 sec 81U paragraph 7 that there are only 4 methods of surety that the PB can accept. One: covenants which are the lots that are to be built upon until all the inspections are done. Two: cash. Three: a surety bond Four: a tri- party agreement in which a bank takes a first mortgage against the property.

She noted that the PB in releasing lots from covenant not to build was technically not correct because when you have the covenant on a lot that just means it won't be built upon but if you have already released other lots that are going to be built on you need separate money based surety to make sure that infrastructure is done.

D. Viera noted that the PB had been told repeatedly that it is the developer's choice.

Atty. Quirk explained that it is the developer's choice to pick one of the four methods or a combination of methods however, if the only method of surety is a covenant not to build on one or more of the lots that does not provide any surety for the infrastructure for the other lots that have been released. She summarized that the PB needs proper surety and it is up to the developer to use one or a combination of the 4 methods, but if the only surety you have is a covenant on one lot and it is not going to be built, the only surety you have is that it is not built upon. You won't have the money based surety in the event of a default.

D. Viera asked how do we stop that from happening.

Atty. Quirk said in her opinion the PB needed to put that in their regulations and said she could work with the Town Planner to do that.

J. Hansen said that there was 118K worth of work that needed to be done and no money on the subdivision.

Ch. Abelson said because of past practices and he did not want to single this developer out without changing the regulations.

Atty. Quirk said that some PBs take the view that if there is a highly valuable lot or several highly valuable lots that would be enough surety in their minds.

**A motion was made by D. Viera seconded by R. Bennett and unanimously**

**VOTED: to have the developer put up \$118,000 in one of the 4 methods of surety as outlined in the subdivision control bylaws Chapter 41 Section 81U with a memo from the PB to explain this new practice.**

**A motion was made by M. Bourque seconded by R. Bennett and unanimously**

**VOTED: to reopen the Public Hearing for Jacob Hill Estates.**

**Public Hearing – Definitive Subdivision: Jacob Hill Estates – Applicant  
Palmer River Development**

Matthew Antonio introduced himself as owner and a partner of Palmer River Development Company. He also introduced his partner Phil Ippolitto and principle engineer Christian Farland

of Thompson Farland. He summarized the revised plans saying it was an 11 lot conservation subdivision and the affordable housing program. He said in response to the PB concerns at the previous meeting they made major changes to the safety features in the layout of the subdivision and the roadway.

He went over the concerns over the protection of the Linden trees and the court case with Mr. J. Wright. He said the court determined that a plan could be developed and a buffer zone needed to be in place to protect the trees and should be there during the construction of the roadway. He said they offered to the court their least invasive plan which was a 12' buffer from the property line where no construction would take place but, they also told the court they would make an effort with the town to first obtain a 13.5' buffer zone which would require asking for waivers that they may or may not get. The court agreed on that plan of action. At the November PB meeting the plan was not approved with the 13.5' tree protecting buffer zone. M. Antonio said that was why they were back in front of them with major changes to the roadway. He said he had copies for the PB of the court order documentation for the 12' foot buffer zone.

He went on to say the new road width was 22' and they added a sidewalk the entire length of the roadway. He said the engineering firm took special attention to the storm water calculations and they are in accordance with all the state and town's requirements. He noted that the development requires zero additional run-off from the property which means the amount of run-off cannot increase post development. He said he was confident that it will improve the storm water runoff. He said the town hired a peer review engineer to look at Thompson Farland plan and they concluded it complied with all the guidelines required by the PB.

Christian Farland of Thompson Farland Professional Engineer introduced himself. He said the biggest change was the 22' width roadway with 4' sidewalks. He went on to say the storm water calculations were revised and the peer review engineers agreed that they meet town and state regulations. They did receive approval from the Conservation Commission. He asked if anyone had specific questions on the engineering.

D. Viera asked about the easements and basin locations.

C. Farland said the basins are located on several lots and easements are provided and the maintenance of them would be part of the home owner's association plan.

D. Viera asked what would be the recourse if the basins were not taken care of.

C. Farland said the town might have to take care of them.

D. Viera noted that was not fair to the town.

C. Farland said the maintenance requires the lawn to be mowed once a year and said these are in people's backyards and it is in their best interest to maintain them.

M. Antonio said it is not just one homeowner's responsibility it is all the homeowners within the association to take care of them.

Atty. Quirk said the homeowners would have an easement interest to trust that the town would have the right, in an emergency, to go in and do the work and have the ability to lien the homeowners association if need be. She said it would depend on how the agreement was written.

D. Viera said we should have this spelled out in the deed in the event that these basins are not taken care of so the town would have the right, not the obligation, to put a lien on the homeowners in order to do the work.

M. Antonio noted that part of the subdivision approval if granted would be to let the PB have a final review of the homeowner's association paperwork. He also talked about the objection by S. Foulkes about the waiver request for the storm water management systems to be on people's land rather than on open space. He explained that it was designed for optimal storm water management and if they put it in the open space it would not be optimal for the subdivision and it would not affectively manage the storm water.

S. Foulkes said a lien is a long term consequence so if a person is not taking care of the basins what would be the recourse for the town

Ch. Abelson said it would be the entire homeowner's association's obligation.

D. Viera asked about security around the detention ponds.

C. Farland said there is a split rail fence around the entire storm water facility.

D. Viera wondered if a split rail fence was enough security.

M. Antonio said if the split rail fence was a problem for the PB they would entertain looking at a different type of fence, like a black chain link fence.

M. Bourque asked if the fencing would just go around the detention ponds and not around the entire property.

M. Antonio said that chain link fencing could go around the detention ponds and a split rail fence could go around the open space.

Ch. Abelson asked if there were any opponents or questions.

L. Walsh 150 Hope St. said she did not live on Jacob St. but was familiar with the water flow and the icing that goes across Jacob St. She was particularly concerned about the lot with the lower most drainage system. She also said she did not understand why they were not using the curb cut on to Taunton Ave. She disagreed with any of the previous reports about the curb cut on to Rt. 44. She said she has been on the property and thought all they would have to do is trim the grass by the telephone pole. She said there is better vision there than on Lincoln St.

M. Antonio said the property was used as a restaurant over 30 years ago and there is a significant amount of impervious material on the property. He said when they did the perc holes they had to scrape away loam and there was a parking lot and old portions of a building there. He noted that when the restaurant and pavement were built it was done during a time when storm water management was not part of the permitting process creating an enormous amount of impervious material. He said right now when the water hits it has no place to go but run down the slope of the land. He went on to say that they calculated the storm water as if it were pervious material so it will be a substantial improvement given that they are going to remove a parking lot. He also noted that because of the steep slope the water just runs but once they create a road the water will hit the road and run into the collection areas and the water will be managed properly through the infiltration areas that are designed to capture the water and prevent it from going out onto Jacob St.

C. Farland noted the Town's peer engineer reviewed what they proposed and agreed with it.

J. Wright 91 Jacob Street said, at one point before they started clearing the land there used to be a lot of trees and brush and these absorbed a lot of water. He also said that along the roadway the roots of the Linden trees measured out to 28' and said they absorbed a lot of water. He said they will have to trim the trees which will make them look lopsided. He said the retention ponds in the backs of the houses, the home owners would probably mow them and take care of them. He said what happens is people decide to put things in these area and he thinks this need to be prevented from happening.

D. Viera said the PB will do everything they can to prevent that.

R. McLintock Oakhill Ave. said he was concerned about the homeowners association taking over once the building is completed. He said everything needs to be in those documents otherwise the homeowners association can't do anything. He also added that the Jacobs Hill area in Seekonk is very unique and he had problems envisioning the development there.

M. Antonio responded to Mr. Wright's and Mr. McLintock's concerns and said the lawns will soak up a lot of water and he had the Linden Trees looked at by an arborist and it was determined that the trees were not getting a lot of water because the earth was so hard there. He went on to say that he agreed to having the PB approve the homeowner's association documents before going forward and in those documents they could restrict people from doing certain things in their backyards.

Dora Trulong 361 Jacob Street asked if there would be any blasting because she believed there was a lot of ledge there.

C. Farland said they have not encountered any ledge after 60 test holes and said he could guarantee that there is no ledge there.

George Shaw 71 Jacob Street said he gets some water in his basement now and asked if he gets more water in his basement as a result of the subdivision who would he go to get it fixed and who would to pay for it.



Atty. Ilana Quirk said the PB was not able to provide him with legal advice but he did have the ability to give an engineering base line of his property and where it is now. She said some people put in test wells to show current conditions then they have the ability to show there is an increase of water after the fact.

Joan Webb 130 Jacob Street said she was concerned about the safety of the people on the street especially runners, walkers and bikers. She said she was not convinced even after what the Fire, Police and DPW had to say about going out on to Jacob Street. She asked Ch. Abelson to respond.

Ch. Abelson said the PB takes seriously the comments from town officials about the safety of the entrance into the subdivision.

L. Walsh said there was an existing curb cut.

Ch. Abelson said not for a subdivision

J. Hansen said that any time someone changes the use of a curb cut they need to go to DOT for an application to do that.

L. Walsh asked if J. Hansen had a document from the DOT that states that the curb cut can't be used.

J. Hansen said no, he was just explaining the rules that a change of use requires.

Ch. Abelson said they would have to go back to DOT to get the curb cut.

L. Walsh said she was concerned about broad blanket references and making comparisons about houses on both sides of RT 44. She said the PB should be careful not to make parallels when explaining when they don't have clear cut evidence.

Atty. D. MacManus Arcade Ave said no one has asked for a curb cut so no one knows if they could or could not get one. He also said if a developer meets the regulations you have to approve. When they don't then you go from no discretion to complete discretion. He said any of the regulations and waivers they are asking for tonight are grounds for a legitimate defensible denial of the application and the PB has the discretion to do what they think is right. He said there is a petition with 66 signatures asking the PB to turn the application down. He said the people are not saying don't build on the hill they are saying just don't access it on Jacob St.

Atty. Quirk said in the event that there are waiver's sought and there is not full compliance to every rule and regulation there is a requirement that the PB grant those waivers and in the event they exercise their right not to then the proposal can be denied. She said there is one caveat and that is, in the event that the PB has in the past a pattern or practice of granting waivers of a particular kind routinely, then the PB has to consider it is as de-facto through its prior history, essentially amending its regulations.

M. Antonio said he had a high respect for the people in the neighborhood. He said when he read the bylaws he saw that the chief concern of the PB was public safety. He said he could not fathom why people would think that access off of RT44 (Taunton Ave.) would be more appropriate in the name of public safety than access off Jacob St. He said they had traffic numbers from DPW that traffic on Jacob St. is around 1,300 vehicles per day and traffic on Taunton Ave. is 13,000 vehicles per day.

Bill Harley 401 Jacob Street said it was a question of where was their forum. He said he had respect for the PB and the developer in trying to do the right thing. He said if it comes down to public safety knowing that the neighborhood does not want this does not count and he said they had no forum for that. He said he found out that there was an uncertified vernal pool on this land and it was filled in. He brought that up because he wants the subdivision to be done responsibly because he cares about where he lives.

Mark Blaise Lincoln St. said the entrance on to RT 44 hadn't been explored very well. It was implied that it couldn't be done.

C. Farland said he wondered if it was the PB's concern if it was safer to have a curb cut onto RT 44 versus Jacob St.

S. Foulkes said for her, yes.

M. Bourque said it was less dangerous to go out on to Jacob St.

S. Foulkes said she did not see how it is less safe to go out on to RT 44 now than when it was a restaurant.

J. Hansen made a point that one needs to think about the amount of traffic on RT 44 50 years ago versus the amount today.

S. Foulkes said she understood but she was thinking about the trees.

M. Bourque said you have three department heads and they all said in their professional opinion it should go out on to Jacob St., that is the safer option.

E. Reszek 120 Jacob St. said she was concerned about safety and she suggested having two curb cuts splitting the traffic up. She also asked about how deep the basins would be and where the water would go. She also asked about what type of septic systems would be going in. She commented that the catch basins might be a breeding ground for mosquitoes.

M. Antonio said in reference to the vernal pool, they hired a wetland biologist from Eco-Solutions to flag all the wetland areas, also the conservation agent went out and looked and marked the wetland areas. He said there was nothing about a vernal pool in any of their reports. He also said concerning doing an evaluation and feasibility study for the curb cut on to Rt. 44 he

said they have spent time and money on the plan in front of the PB and were not interested in doing a feasibility study at this point.

C. Farland said that storm water regulations require the water to drain within 48 hours so that helps with the breeding of the mosquitoes. He also said there would be no mounding with the septic systems.

Ch. Abelson asked the PB for their comments or if they wanted to continue the meeting.

D. Viera summarized the issue of road width for the fire trucks.

M. Antonio said in the memo from the Fire Chief he was okay with the 22' width road.

Ch. Abelson said he would rather see the 22' road with a sidewalk but said if the PB doesn't want that then go with a 24' width road.

S. Foulkes asked why they could not have both.

J. Hansen said because of the 12' buffer for the trees. He went on to say that all the waivers being asked for fall into two categories, 1) necessary if you want to keep the 12' buffer. 2) they were granted in the past.

R. Bennett said he would rather have a sidewalk.

C. Farland said the fire trucks would most likely not stop where the trees are so in that area they could technically increase the roadway from 22' to 24' and have the sidewalks where the lots are.

M. Antonio said that from lot 6 forward they could increase the roadway width to 24' and that would give the fire dept. the maximum amount of room. He said they would accept that as a stipulation pending final review.

S. Foulkes said she would like to know from DOT if they could have a curb cut out to RT44.

Atty. Quirk said the PB can only act on the plan in front of them tonight.

D. Viera said we will have stipulations to the homeowners association and widening the road in front of the houses.

Atty. Quirk said the PB can close the meeting tonight and make a decision at a later date or not close the public hearing and have a draft of the decision prepared.

M. Antonio said their preference would be to close the public hearing and work with Town Counsel with the language of the home owner association document.

Atty. Quirk said that they were here tonight on a remand and one of the requirements of the court is that the PB considers the evidence from the first public hearing and PB members state that for the record.

**All PB members present acknowledged aye for the record.**

**A motion was made by D. Viera and seconded by S. Foulkes and it was**

**VOTED: to continue the Public Hearing until Jan 14, 2014 at 7:00 PM**

**Aye: D. Viera, S. Foulkes**

**Nay: Ch. Abelson, M. Bourque, R. Bennett**

**Motion does not pass**

**A motion was made by R. Bennett second by M. Bourque to close the public hearing and at the 1/14/14 meeting deliberate the draft decision.**

**VOTE:**

**Aye: Ch. Abelson, M. Bourque, R. Bennett**

**Nay: D. Viera, S. Foulkes**

**Motion passes**

**Public Hearing –**

**Definitive Subdivision: Summer Meadows – Trebor Properties, LLC**

Ch. Abelson opened the public hearing continued from 11/12/13 at 9:45PM and read the order of business

**A motion was made by M. Bourque seconded by R. Bennett to waive the reading of the legal notice**

Introduction of the Board members and Town Planner

J. Hansen read the memo from the Fire Chief into the record regarding the water storage tanks saying the Fire Department was not in favor of subsurface water storage tanks because of the potential liability and favored individual residential sprinkler systems.

P. Carlson from Insite Engineering representing the applicant Trebor Properties summarized the conditions of the proposed subdivision. It is a five-lot subdivision located in an R3 zone on 5.3 acres that includes a 24' foot wide, 325-foot proposed roadway and an open storm management system, including a sediment forebay, a grass swale and infiltration basin. He said the subdivision meets all subdivision rules and regulations and there will be 47% of open space 2.56 acres. He went onto say they went through an extensive peer review by Horsley Witten Group and they approved the design along with all the drainage improvements. He said it meets the town and state's storm water regulations and will be managed under the home owners association. He said each of the lots will have individual septic systems.

S. Foulkes asked about the limited area of disturbance.

P. Carlson said that the 25% for limited disturbance would put the limited area of disturbance right behind the houses. He said the open space will be used and maintained by Four Town Farm.

D. Viera stated that the applicant was asking for water storage tanks yet the Fire Chief would like to see individual residential sprinkler systems put in.

Ch. Abelson asked if there was any one to speak for or against. None

**A motion was made by M. Bourque seconded by D. Viera and unanimously Voted: to close the public hearing**

**A motion was made by M. Bourque and seconded by D. Viera and unanimously VOTED: To approve the Definitive Subdivision Plan – ‘ Summer Meadows’, latest revision date of 11/5/13 and the Stormwater Management Narrative, latest revision date of 11/8/13, as all Subdivision Rules and Regulations are met, with the following conditions:**

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, drainage easements, and an open space restriction on the open space land, which shall be delineated by a split rail fence. These documents shall be submitted prior to endorsement and recorded along with the subdivision.
2. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
  - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
  - b. The development of the individual lots will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.
3. As per the Fire Chief's recommendation, under section 8.3 of the Subdivision Rules and Regulations, individual sprinkler systems shall be installed within individual residences to provide adequate fire protection.

**And so voted Aye by: R. Bennett, M. Bourque, D. Viera, S. Foulkes, and Ch. Abelson. Motion passes (5-0).**

**Approval of Minutes: 11/12/13**

A motion was made by D. Viera and seconded by R. Bennett and it was unanimously

**VOTED: to approve 11/12/13 Planning Board minutes**

**Adjournment**

A motion was made by D. Viera seconded M. Bourque and it was unanimously

**VOTED: to adjourn at 10:30 PM.**

Respectfully Submitted by,

Florice Craig